



SUNSET WALK FINANCIAL REPORT

Manager's Report for the month ending November 30, 2023

FINANCIAL SUMMARY:

As of November 30, 2023 , operating cash totaled \$3,483, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$558,885, for total assets of \$562,368.

Operating liabilities totaled \$0, prepaid assessments totaled \$320, and 'other' liabilities totaled \$0, for total liabilities of \$320.

The Association ended the month in a positive cash position of \$562,048.

For the month ending November 30, 2023 , the Association incurred expenses and accrued costs totaling \$12,263, under budget by \$3,679.

The is due to the timing of the insurance payment that was scheduled for July.

YTD November 30, 2023 , the Association incurred expenses and accrued costs totaling \$95,597, under budget by \$14,534.

As of November 30, 2023 , replacement reserves totaled \$558,885.

BUDGET VARIANCES: Explanations for variances more than \$300.00

Expense	Variance	Over/Under	Explanation
Reserve Study	\$ 670	Over	2nd half of invoice paid
Landscape-Other	\$ 1,381	Over	More than anticipated.
Irrigation	\$ 8,672	Over	More than anticipated.
Irrigation Main & Repairs	\$ 400	Under	Less than anticipated
Pest Control	\$ 322	Over	Report of mice, bait station installed
Gutter/Roof Cleaning	\$ 2,200	Under	Not yet performed
Dryer Vent Cleaning	\$ 2,312	Over	Cleaning performed in October
Maintenance	\$ 2,809	Under	Less than anticipated
Insurance	\$ 6,980	Over	More than anticipated.

DELINQUENCIES: NONE TO REPORT

Unit	0 - 30	31 - 60	61 - 90	Over 90	Total
TOTALS	\$ -	\$ -	\$ -	\$ -	\$ -

COMPLETED AND PENDING MAINTENANCE:

- *Dryer vent cleaning performed October 2023
- * Gutter cleaning performed in November
- *Courtyard maintenance to take place Winter 2023/2024
- *Plant replacement to begin late 2023 /early 2024
- *Phase 1 of the exterior painting completed August 2023. Phase 2 to be completed Summer 2024.

Balance Sheet (With Period Change)

Period = Nov 2023

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	3,483.05	2,624.97	858.08
1030-000	CIT -Operating Money Market	1.66	6.40	-4.74
1080-000	CIT - Reserve MM	558,884.65	550,259.72	8,624.93
1090-000	TOTAL CASH	562,369.36	552,891.09	9,478.27
1990-000	TOTAL ASSETS	562,369.36	552,891.09	9,478.27
1995-000	LIABILITIES & CAPITAL			
1997-000	LIABILITIES			
2495-000	OTHER LIABILITIES			
2644-000	Prepaid Assessments	320.13	0.02	320.11
2680-000	TOTAL OTHER LIABILITIES	320.13	0.02	320.11
2690-000	TOTAL LIABILITIES	320.13	0.02	320.11
2800-000	CAPITAL			
2820-000	Prior Year Retained Earnings	26,423.17	26,423.17	0.00
2830-000	Current Year Reserve Transfers	-43,351.86	-34,726.93	-8,624.93
2850-000	Current Year Retained Earnings/Operating Fund	20,093.27	10,935.11	9,158.16
2855-000	Reserve Equity	558,884.65	550,259.72	8,624.93
2990-000	TOTAL CAPITAL	562,049.23	552,891.07	9,158.16
2999-000	TOTAL LIABILITIES & CAPITAL	562,369.36	552,891.09	9,478.27

Sunset Walk - IHCA Sup (ssun)
Budget Comparison
 Period = Nov 2023

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-000 INCOME									
3500-000 OTHER INCOME									
3590-000 IHCA Master Base Assess. Income	5,346.00	5,670.00	-324.00	-5.71	28,836.00	28,350.00	486.00	1.71	68,040.00
3900-000 TOTAL OTHER INCOME	5,346.00	5,670.00	-324.00	-5.71	28,836.00	28,350.00	486.00	1.71	68,040.00
4010-000 ASSOCIATION INCOME									
4020-000 Late Fees / NSF	0.00	0.00	0.00	N/A	10.34	0.00	10.34	N/A	0.00
4045-000 Interest Income	1.96	0.00	1.96	N/A	35.18	0.00	35.18	N/A	0.00
4047-000 Interest Income-Reserves	291.60	0.00	291.60	N/A	1,685.21	0.00	1,685.21	N/A	0.00
4070-000 Neighborhood Assessments	15,781.26	16,737.83	-956.57	-5.72	85,123.16	83,689.15	1,434.01	1.71	200,854.00
4390-000 TOTAL ASSOCIATION INCOME	16,074.82	16,737.83	-663.01	-3.96	86,853.89	83,689.15	3,164.74	3.78	200,854.00
4999-000 TOTAL REVENUE	21,420.82	22,407.83	-987.01	-4.40	115,689.89	112,039.15	3,650.74	3.26	268,894.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	1,105.50	1,105.50	0.00	0.00	5,527.50	5,527.50	0.00	0.00	13,266.00
7204-000 Neighborhood Reserve Study	1,340.55	670.50	-670.05	-99.93	1,340.55	670.50	-670.05	-99.93	1,341.00
7226-000 Neighborhood Electric /Gas	39.92	50.00	10.08	20.16	164.88	250.00	85.12	34.05	700.00
7240-000 Neighborhood Landscape - Contract / Yards	1,998.81	2,000.00	1.19	0.06	9,994.03	10,000.00	5.97	0.06	24,000.00
7250-000 Neighborhood Landscape - Other	2,000.00	3,500.00	1,500.00	42.86	4,880.80	3,500.00	-1,380.80	-39.45	8,000.00
7260-000 Neighborhood Irrigation-Common Areas	0.00	0.00	0.00	N/A	14,771.81	6,100.00	-8,671.81	-142.16	18,300.00
7265-000 Neigh Irrig Maint & Repairs	0.00	100.00	100.00	100.00	100.00	500.00	400.00	80.00	1,000.00
7266-000 Neighborhood Pest Control	0.00	0.00	0.00	N/A	622.07	300.00	-322.07	-107.36	500.00
7272-000 Neighborhood Gutter/Roof Cleaning	0.00	2,200.00	2,200.00	100.00	0.00	2,200.00	2,200.00	100.00	2,200.00
7274-000 Neighborhood Inclement Weather Maint.	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	700.00
7278-000 Dryer Vent Cleaning	0.00	0.00	0.00	N/A	2,312.10	0.00	-2,312.10	N/A	2,312.00
7280-000 Neighborhood Maintenance	107.88	583.33	475.45	81.51	107.88	2,916.65	2,808.77	96.30	7,000.00
7288-000 Neighborhood Property Insurance	0.00	0.00	0.00	N/A	27,415.00	20,435.00	-6,980.00	-34.16	20,435.00
7289-000 Neighborhood Contingency	0.00	62.50	62.50	100.00	0.00	312.50	312.50	100.00	750.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	6,592.66	10,271.83	3,679.17	35.82	67,236.62	52,712.15	-14,524.47	-27.55	100,504.00
8000-000 COMMUNITY MANAGEMENT & ADMINISTRATION									
9210-000 NSF Fees	0.00	0.00	0.00	N/A	10.00	0.00	-10.00	N/A	0.00
9610-000 Federal Income Tax	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	350.00
9830-000 Master Base Assessments	5,670.00	5,670.00	0.00	0.00	28,350.00	28,350.00	0.00	0.00	68,040.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	5,670.00	5,670.00	0.00	0.00	28,360.00	28,350.00	-10.00	-0.04	68,390.00
9940-000 TOTAL EXPENSES	12,262.66	15,941.83	3,679.17	23.08	95,596.62	81,062.15	-14,534.47	-17.93	168,894.00
9950-000 Excess (Deficiency) of Revenues over Expenses	9,158.16	6,466.00	2,692.16	41.64	20,093.27	30,977.00	-10,883.73	-35.13	100,000.00

Sunset Walk - IHCA Sup (ssun)
Budget Comparison

Period = Nov 2023

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Less Reserve Items:									
Reserve Contributions	-8,333.33	-8,333.33	0.00	0.00	-41,666.65	-41,666.65	0.00	0.00	-100,000.00
Reserve Interest Income	-291.60	0.00	-291.60	N/A	-1,685.21	0.00	-1,685.21	N/A	0.00
	-8,624.93	-8,333.33	-291.60	-3.50	-43,351.86	-41,666.65	-1,685.21	-4.04	-100,000.00
Operating Excess (Deficiency) of Rev over Exp	533.23	-1,867.33	2,400.56	N/A	-23,258.59	-10,689.65	-12,568.94	-117.58	0.00

Reserve Expenses:

Asphalt - Seal		1,370.00
Brick Veneer - Waterproof		5,250.00
Concrete Repairs		5,250.00
Drainage		6,620.00
Fence Railings - Metal Repaint		23,600.00
Siding - Repaint	180,000.00	284,000.00
Siding - Repair		68,000.00

Statement (12 months)

Period = Jul 2023-Nov 2023

Book = Accrual ; Tree = ysi_is

		Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Total
3000-000	INCOME						
3500-000	OTHER INCOME						
3590-000	IHCA Master Base Assess. Income	7,695.00	5,265.00	5,265.00	5,265.00	5,346.00	28,836.00
3900-000	TOTAL OTHER INCOME	7,695.00	5,265.00	5,265.00	5,265.00	5,346.00	28,836.00
3999-000	TOTAL PM INCOME	7,695.00	5,265.00	5,265.00	5,265.00	5,346.00	28,836.00
4010-000	ASSOCIATION INCOME						
4020-000	Late Fees / NSF	25.00	-24.66	0.00	10.00	0.00	10.34
4045-000	Interest Income	14.91	5.94	5.71	6.66	1.96	35.18
4047-000	Interest Income-Reserves	382.77	386.23	328.29	296.32	291.60	1,685.21
4070-000	Neighborhood Assessments	22,715.45	15,542.15	15,542.15	15,542.15	15,781.26	85,123.16
4390-000	TOTAL ASSOCIATION INCOME	23,138.13	15,909.66	15,876.15	15,855.13	16,074.82	86,853.89
4999-000	TOTAL REVENUE	30,833.13	21,174.66	21,141.15	21,120.13	21,420.82	115,689.89
6000-000	EXPENSES						
7200-000	NEIGHBORHOOD EXPENSES						
7201-000	Neighborhood Management Fees	1,105.50	1,105.50	1,105.50	1,105.50	1,105.50	5,527.50
7204-000	Neighborhood Reserve Study	0.00	0.00	0.00	0.00	1,340.55	1,340.55
7226-000	Neighborhood Electric /Gas	28.13	30.18	31.53	35.12	39.92	164.88
7240-000	Neighborhood Landscape - Contract / Yards	1,998.81	1,998.80	1,998.81	1,998.80	1,998.81	9,994.03
7250-000	Neighborhood Landscape - Other	0.00	0.00	880.80	2,000.00	2,000.00	4,880.80
7260-000	Neighborhood Irrigation-Common Areas	0.00	5,829.07	0.00	8,942.74	0.00	14,771.81
7265-000	Neigh Irrig Maint & Repairs	100.00	0.00	0.00	0.00	0.00	100.00
7266-000	Neighborhood Pest Control	0.00	330.30	0.00	291.77	0.00	622.07
7278-000	Dryer Vent Cleaning	0.00	0.00	0.00	2,312.10	0.00	2,312.10
7280-000	Neighborhood Maintenance	0.00	0.00	0.00	0.00	107.88	107.88
7288-000	Neighborhood Property Insurance	27,415.00	0.00	0.00	0.00	0.00	27,415.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	30,647.44	9,293.85	4,016.64	16,686.03	6,592.66	67,236.62
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION						
9210-000	NSF Fees	0.00	0.00	0.00	10.00	0.00	10.00
9830-000	Master Base Assessments	5,670.00	5,670.00	5,670.00	5,670.00	5,670.00	28,350.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	5,670.00	5,670.00	5,670.00	5,680.00	5,670.00	28,360.00
9940-000	TOTAL EXPENSES	36,317.44	14,963.85	9,686.64	22,366.03	12,262.66	95,596.62
9950-000	Excess (Deficiency) of Revenues over Expenses	-5,484.31	6,210.81	11,454.51	-1,245.90	9,158.16	20,093.27

Expense Distribution

Property=ssun AND mm/yy=11/2023-11/2023

Account Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
7204-000 - Neighborhood Reserve Study										
cedcore - CEDCORE Reserve Studies, LLC	P-86412	ssun	INV-03433-M7K3Z3	11/08/2023	11/2023	1,340.55	0.00	629	11/20/2023	Reserve Study
Total 7204-000 - Neighborhood Reserve ...						1,340.55	0.00			
7226-000 - Neighborhood Electric /Gas										
pugsou - Puget Sound Energy	P-86569	ssun	1104760686569	11/01/2023	11/2023	39.92	0.00	630	11/21/2023	Account #220011047606
Total 7226-000 - Neighborhood Electric /Gas						39.92	0.00			
7240-000 - Neighborhood Landscape - Co...										
landcare - LandCare USA LLC	P-86346	ssun	684573	11/01/2023	11/2023	1,998.81	0.00	628	11/14/2023	Contract Landscaping
Total 7240-000 - Neighborhood Landscap...						1,998.81	0.00			
7250-000 - Neighborhood Landscape - Other										
landcare - LandCare USA LLC	P-86398	ssun	678641	11/08/2023	11/2023	2,000.00	0.00	628	11/14/2023	Non- Contract Landscaping
Total 7250-000 - Neighborhood Landscap...						2,000.00	0.00			
7280-000 - Neighborhood Maintenance										
homdep - Home Depot Credit Services	P-86395	ssun	601217739977518	11/08/2023	11/2023	107.88	0.00	11082023	11/08/2023	Window Washing Supplies
Total 7280-000 - Neighborhood Maintenance						107.88	0.00			
						5,487.16	0.00			